

SPECIAL REAL ESTATE MORTGAGE

TREASURER'S ENDORSEMENT

I hereby certify that I received
\$ 9.60 Issued Receipt No. 4065
therefor in payment of mortgage tax on the
within mortgage, TO
Dated this 27 day of Jan 1914
Ed Dalton

STATE OF OKLAHOMA,

Julesa County, ss.
on the 26 day of Jan A. D. 1914 at 11:15
o'clock A. M. and duly recorded in Vol. of at page
(Deel) Louis Clin County Clerk
By Obieauer Deputy.
Fees, \$

This Indenture, Made this 24th day of January in the year of our Lord One Thousand Nine Hundred and fifteen by and between A. J. Boswell and Mattie J. Boswell his wife of the County of Julesa and State of Oklahoma, part of the first part and D. H. Gruver part of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of Twenty Four Hundred Dollars, to them in hand paid, by the said part of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm, unto said part of the second part, and to his heirs and assigns, forever, all of the following described tract, piece or parcel of land lying and situate in the County of Julesa and State of Oklahoma, to-wit:

The Northern fifty-six feet (56') of Lot One (1) Block Two Hundred (200) original town of Julesa Oklahoma according to the recorded plat thereof

TO HAVE AND TO HOLD THE SAME, With all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said part of the second part, and to his heirs and assigns forever. And the said part of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and indefensible estate of inheritance therein free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said part of the second part.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit:
FIRST: Said A. J. Boswell and Mattie J. Boswell his wife justly indebted unto the said part of the second part in the principal sum of Twenty Four Hundred Dollars of the United States of the present standard of weight and fineness,

being for a loan thereof made by the said part of the second part, to the said part of the first part, and payable according to the tenor and effect of certain negotiable promissory note, numbered 100, executed and delivered by the said part of the first part, bearing date January 24th 1914, payable to the order of said part of the second part, at two years after date, at 2 1/2% per cent per annum, payable semi-annually on the 24th day of July and January in each year, and 10% per cent per annum after maturity, the installments of interest being further evidenced by coupons attached to said principal note.

SECOND: Said part of the first part agree to pay all taxes and assessments on said lands and premises when the same are due, and to keep all buildings and improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof in the sum of \$10,000, and if the taxes or insurance premiums are not paid when due, by the part of the first part, the holder hereof may pay the same, and this mortgage shall be security also for such payments, with interest thereon at the rate of 10 per cent per annum and the first part assume all responsibility of proofs and care and expense of collecting said insurance if loss occurs.

THIRD: The said part of the first part agree to keep all buildings, fences and improvements on said land in as good repair as they now are, and to not commit or allow any waste on said premises.

FOURTH: In case of default in any of the covenants hereof, the rents and profits of the said premises are pledged to the holder hereof as additional collateral security for the payment of the moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.

FIFTH: Said part of the first part agree that if the maker of said note shall fail to pay the principal or interest of said note, or any part thereof as the same become due or any of the taxes, assessments or insurance premiums, as they become due or to comply with any of the foregoing covenants, the whole sum of money hereby secured shall at the option of the holder hereof become due and payable at once, and without notice.

The said part of the first part, shall pay all expenses of collecting the insurance, and in the event action is brought to foreclose this mortgage or recover on the insurance policy, a reasonable attorney's fee of not less than \$10.00 of said amount shall be added, which this mortgage also secures. And that the said part of the first part, for said consideration, do hereby expressly waive an appraisal of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and effect.
IN TESTIMONY WHEREOF, The said part of the first part, have hereunto subscribed their names and affixed seal on the day and year first above mentioned.

Executed and delivered in the presence of

(Internal Revenue Stamp
on Original Note)

A. J. Boswell
Mattie J. Boswell

STATE OF OKLAHOMA, ss. Before me, A. J. Hamel in and for said County and State,
Julesa County, ss. on this 25th day of January 1914 personally appeared
A. J. Boswell and Mattie J. Boswell his wife to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires June 3 1918

(Deel) A. J. Hamel
Notary Public